

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 20, 2006

ITEM No. _____

CASE NUMBER/ PROJECT NAME	91-DR-2005 SEC Scottsdale & Lone Mountain		
LOCATION	31313 N. Scottsdale Road		
REQUEST	Request approval of a site plan and elevations for a new retail center..		
OWNER	Optima I Investments LLC 949-725-3060	ENGINEER	CMX Group, Inc. 602-567-1900
ARCHITECT/ DESIGNER	Ellermann & Schick, Inc. 602-266-6202	APPLICANT/ COORDINATOR	Gary Pederson Pederson Group, Inc 602-265-2888

BACKGROUND

Zoning.

The 14.7-acre property was zoned the Planned Community Center, Environmentally Sensitive Lands, Hillside District (PCC ESL HD) in 1984 (Case 36-Z-84), soon after it was annexed into the City. The zoning was approved along with the planned developments previously approved by Maricopa County (County Case Z 82-57). The PCC ESL HD district allows for development of a large variety of commercial goods and services while protecting environmentally sensitive lands.

In 2005, the City Council approved a site plan and stipulation amendments from the previous 1984 approval (Case 23-ZN-2004). This request is in substantial conformance with the 2005 site plan and stipulations.

Context.

The site gradually slopes from the northeast to the southwest, and a major wash runs through the northwest corner of the site. Abutting the property to the east and south are open space tracts that are part of the Bellasera residential community (zoned O-S ESL HD and R1-18 ESL HD Districts). There is an existing street stubout from the Bellasera community to this property via E. Balao Drive at the southeast corner of the site.

Adjacent Uses:

- North: Whisper Rock residential community, zoned R1-43 ESL District
- South: Open space tracts of the Bellasera residential community, zoned O-S ESL HD and R1-18 ESL HD Districts)
- East: Open space tracts of the Bellasera residential community, zoned O-S ESL HD and R1-18 ESL HD Districts)
- West: Large single-family residential lots, zoned R1-70 ESL FO District

APPLICANT'S
PROPOSAL**Applicant's Request.**

This is a request for approval of site plan and elevations for a new commercial shopping center. The development plan has 85,756 square feet of commercial space. The proposed site plan shows the majority of the parking located in front of the anchor market, with shops flanking the market and pads along Scottsdale and Lone Mountain Roads. The proposed site plan provides a large scenic corridor on Scottsdale Road, and buildings along the wash located at the northwest corner of the site. The proposed site plan provides access from both Lone Mountain Road and Scottsdale Road, and shows no vehicular or pedestrian connection to the residential development to the southeast.

After working closely with the surrounding neighborhood over the past 18 months, the applicant is proposing a predominant building height of 24 feet, with the anchor market building reaching heights of 28, 30, and 32 feet in limited locations. Shops and pads will have buildings not to exceed 24 feet in height.

Development Information:

- Existing Use: Vacant
- Proposed Use: Commercial Shopping Center
- Parcel Size: 14.7 acres
- Building Sizes: 27,735 square feet for market building
39,421 square feet for shop building
18,600 square feet for 3 pad buildings
- Building Height Allowed: 28-foot market, 24-foot shops (per 23-ZN-2005)
- Building Height Proposed: 28-foot market, 24-foot shops (with limited projections reaching 32 feet, per 23-ZN-05)
- Parking Required: 343 spaces
- Parking Provided: 532 spaces
- Open Space Required: 180,000 sq.ft. (NAOS)
- Open Space Provided: 182,382 sq.ft. (NAOS)
- FAR: 0.135

DISCUSSION

This new commercial shopping center is surrounded by relatively large expanses of natural area open space, with buildings and a loading dock buffered from surrounding homes and streets. Strong pedestrian connections are provided throughout the center and connect with new trails along the adjacent roads, and large courtyards and wide pedestrian connections are provided along the building fronts. There is an existing street stubout from the Bellasera community to this property via E. Balao Drive at the southwest corner of the site, which will be removed and revegetated as open space because the adjacent neighborhood has indicated they do not want to have a street or pedestrian connection to this project (even if controlled by gates).

The proposed building heights are measured from finish floor elevation, which are comparable to natural grade in many locations. The majority of the grade cuts will occur along the east side of the property, with cuts reaching six to eight feet. This will result in a finish floor of the main building and access to the

loading dock to be at a grade six to eight feet lower than the homes to the east. The majority of the fills will occur along the wash and southwest side of the property, with fills reaching six to eight feet. A six to eight foot tall screen wall on top of a six foot retaining wall is proposed along the east property line, and a six to eight foot screen wall is proposed along the south property line, which will help screen the back of the market and loading dock from homes to the east and south.

The buildings are designed with a relatively low profile having a combination of parapet and concrete tile roofs. A variety of earth tone building materials and colors are proposed, including three types of integrally colored block (Sedona Red, Cocoa Brown, and Mojave Brown), cultured stone accents, and ten complementary stucco colors. Buildings also include trellis and decorative metal accents.

Patios and landscape areas throughout the center provide amenities for the pedestrian. Landscaping consists of Palo Verde, Ironwood, Mesquite, and Sweet Acacia trees, along with a variety of cacti and other desert plant materials. Additional planting will be provided off-site, including trees to be located between the project and the closest homes and where the E. Balao Drive stubout will be removed.

Community Involvement.

Over the last 18 months, the applicant has worked closely with concerned citizens and the adjacent Bellasera neighborhood. Originally, there were concerns with the proposed site plan, expressing objections to building locations and height, excess parking, and access into the neighborhood. In response to those concerns the applicant made changes to the site plan that included refinement and reduction of the building heights, relocation and change of the anchor tenant (market), reduction in the number of parking spaces, and landscape improvements including off-site tree plantings to help screen the project from residences to the east. Recent comments from the neighborhood have been in support of the project.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis, AICP
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Conceptual Wall Details
8. Community input
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

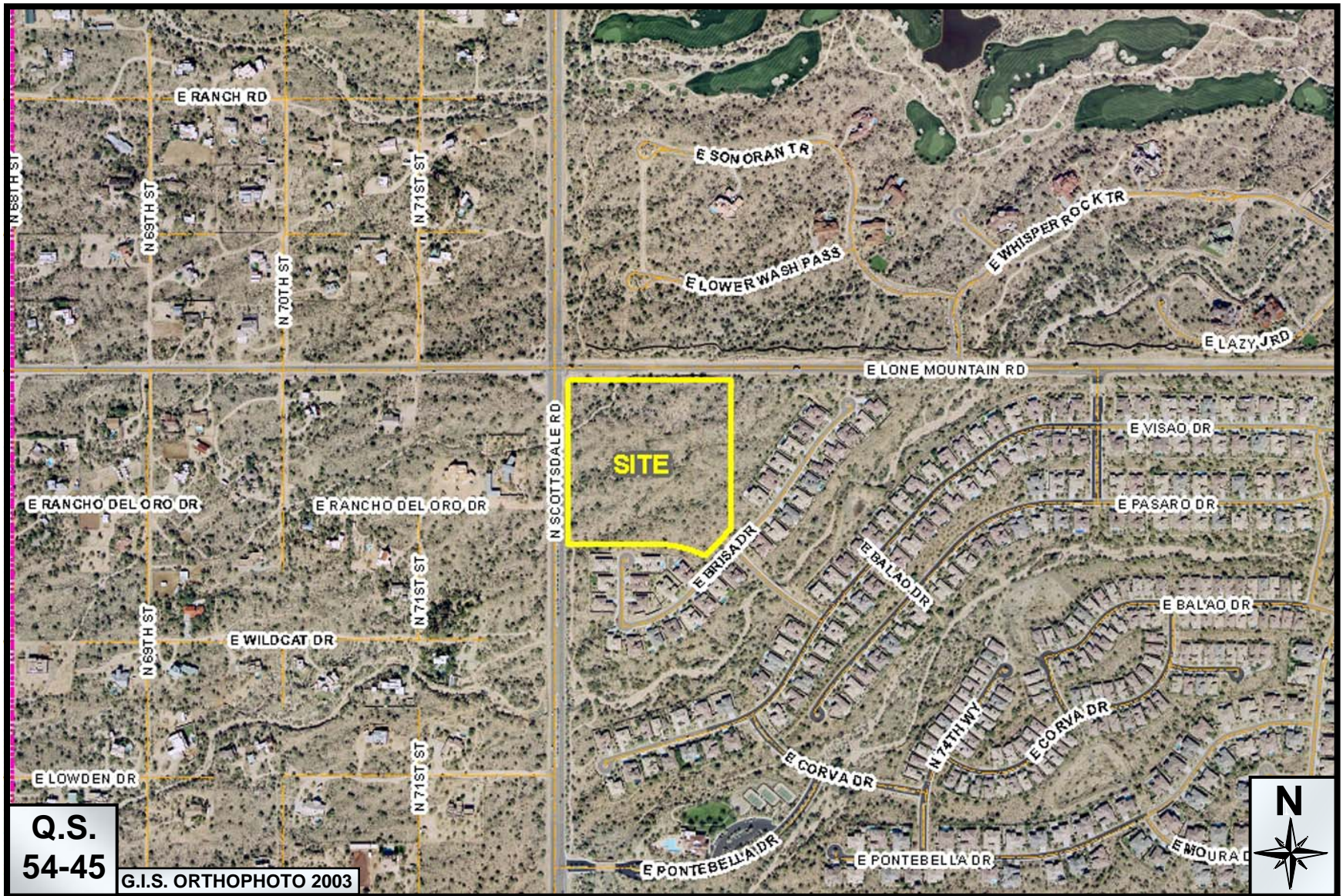
**Project Narrative
Development Review Board Approval
SEC Scottsdale Road and Lone Mountain Road
Case No. 623-PA-2005**

The Pederson Group proposes to bring an upscale retail center to the southeast corner of Scottsdale Road and Lone Mountain Road, which will be comparable in quality to the other shopping centers developed by The Pederson Group in the City of Scottsdale. This parcel has been zoned for shopping center use for a significant period of time, as the commercial zoning was already in place prior to its annexation into the City of Scottsdale in 1983. A site plan for the shopping center was approved by Maricopa County, prior to its annexation into the City of Scottsdale. The Pederson Group submitted an amended site plan to the City of Scottsdale, which was approved by the Scottsdale City Council on September 20, 2005 in Case No. 23-ZN-2004. As part of the site plan approval process, The Pederson Group conducted an extensive community outreach, and many meetings and other communications were held with the neighbors. Significant changes were made to the proposed site plan as a result of such meetings, and several plans were created and submitted to the neighbors that are normally part of the DRB process. The site plan will feature extensive pedestrian connections with plazas, along with high-end hardscape and landscape consistent with other Pederson Group projects. In accordance with agreements made with the neighbors, the heights of the buildings will be relatively low, while at the same time incorporating upscale features utilizing multiple materials and colors.

LM061.NAR
PWINWORD\LONE MOUNTAIN

ATTACHMENT #1

91-DR-2005
10/19/2005



SEC Scottsdale & Lone Mountain

91-DR-2005

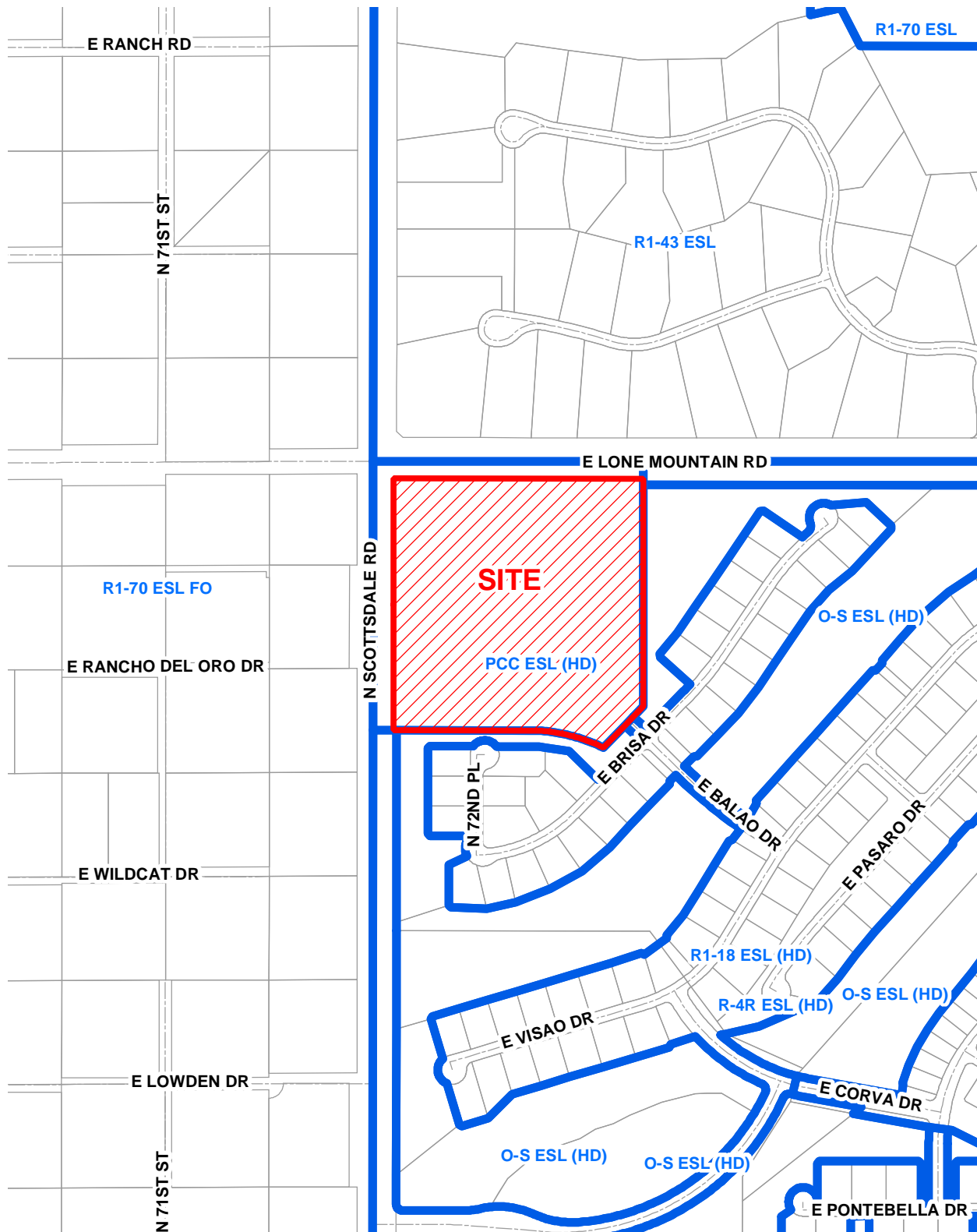
ATTACHMENT #2



SEC Scottsdale & Lone Mountain

91-DR-2005

ATTACHMENT #2A



91-DR-2005

ATTACHMENT #3

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project data

existing:	P.C.C.
existing area:	
market	27,735 sf
shops	39,421 sf
public	18,600 sf
total	85,756 sf

parking:	
required by City:	
(1:250 SF) x 85,756 sf	343 spaces
provided	532 spaces
bicycle parking required	53 spaces
bicycle parking provided	53 spaces

available parking:	
required (4% of total)	21 spaces
provided	24 spaces

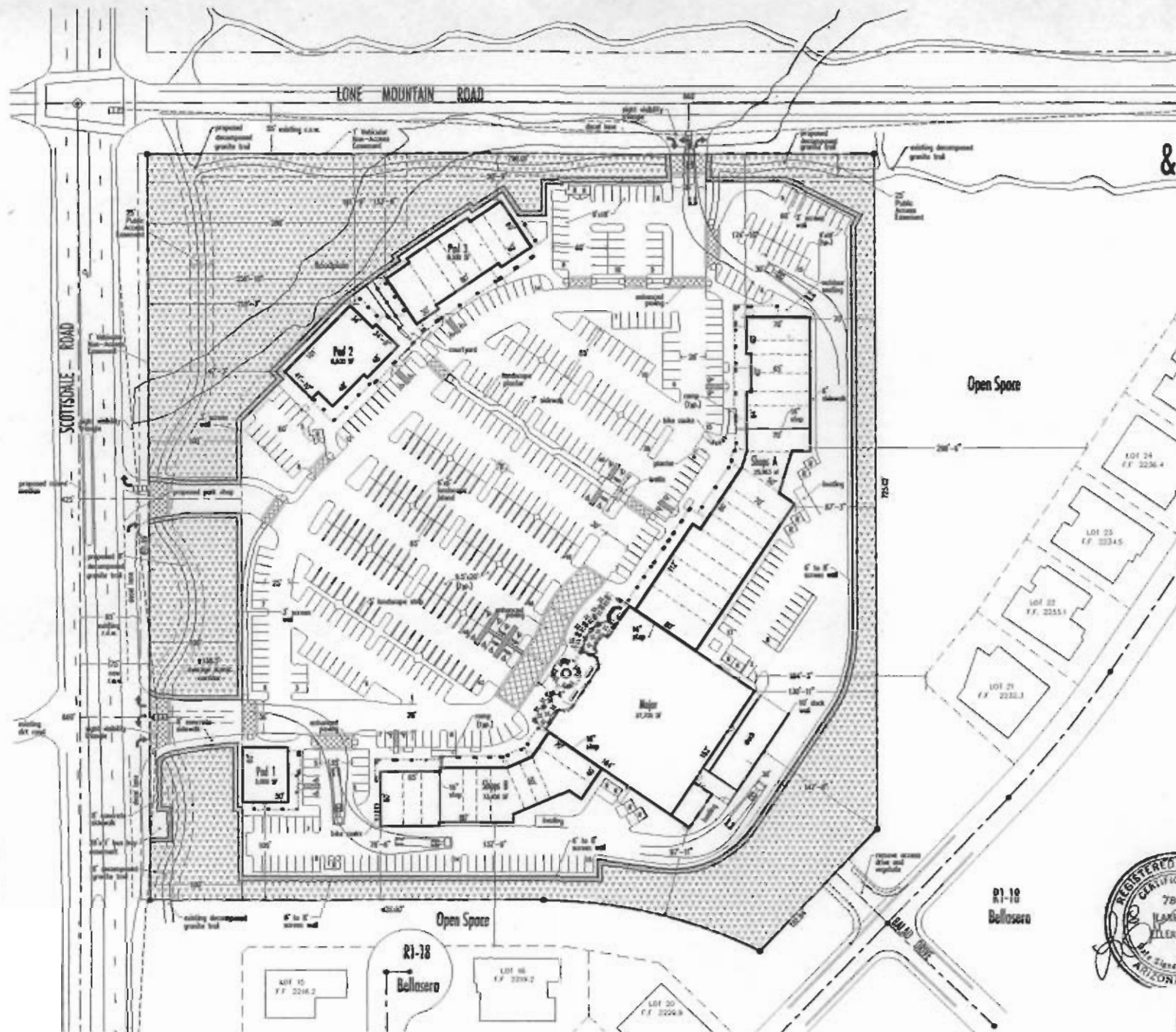
site data:	
gross site area:	± 740,510 sf
net site area:	± 633,010 sf
	± 14.5 acres
building coverage:	13.5%
F.A.R.	
allowed per structure:	± 189,903 sf

building volume calculation:	
allowed per structure:	
G x ± 633,010 sf	± 3,798,060 sf
total building volume:	± 2,139,180 sf

NAOS:	
required:	
total NAOS	± 156,380 sf
undeveloped NAOS (70%)	± 109,466 sf
provided:	
undeveloped NAOS:	± 167,125 sf
redeveloped NAOS:	± 15,257 sf
total NAOS:	± 182,382 sf

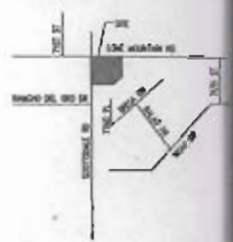
undeveloped NAOS:	
redeveloped NAOS:	

ATTACHMENT #4



SCOTTSDALE, ARIZONA
SEC Scottsdale Road
& Lone Mountain Road
for **Pederson**
GROUP, INC.

vicinity map



conceptual site plan



91-DR-2005
REV: 6/2/2006

case # 623-PA-20
**ELDERMAN
SCHICK
BRUNO**
ARCHITECTURE PLANNING

SCOTTSDALE, ARIZONA
**SEC Scottsdale Road
 & Lone Mountain Road**
 for **Pederson**
 GROUP, INC.



FRONT ELEVATIONS AT PADS 2 AND 3



SIDE ELEVATION AT PAD 2



SIDE ELEVATION AT PAD 3



REAR ELEVATIONS AT PAD 2 AND 3



COURTYARD ELEVATION AT PAD 2



COURTYARD ELEVATION AT PAD 3

MATERIALS & COLORS

A ICI 422 LRV=38% SAND NOTIF	E ICI 714 LRV=20% MOSS AGATE	J ICI 24 LRV=24% MAPLE
B ICI 407 LRV=16% NEW BEDFORD BROWN	F ICI 311 LRV=8% ARTISAN BROWN	K ICI 423 LRV=40% WORKS
C ICI 511 LRV=18% LE CHATEAU	G ICI 518 LRV=29% REINDEER	
D ICI 88 LRV=10% WILD CRANBERRY	H ICI 464 LRV=35% BROWN BAG	



vicinity map n.t.s.

1 2 10 20
 scale 1/8" = 1'-0"

conceptual elevations

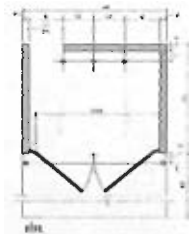
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24019

REVISED 31 MAY 2006

**ELLMANN,
 SCHICK
 BRUNO**
 ARCHITECTURE PLANNING
 1001 PAPERBUSH BLVD. SUITE 100
 SCOTTSDALE, ARIZONA 85251

91-DR-2005
 REV: 6/2/2006



typical trash enclosure



hardscape low wall



hardscape low wall

typical hardscape low wall

scale: 3/8" = 1'



7' site wall elevation

7' site wall plan



8' site wall elevation



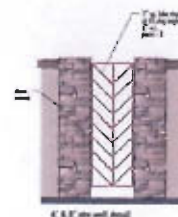
9' site wall elevation



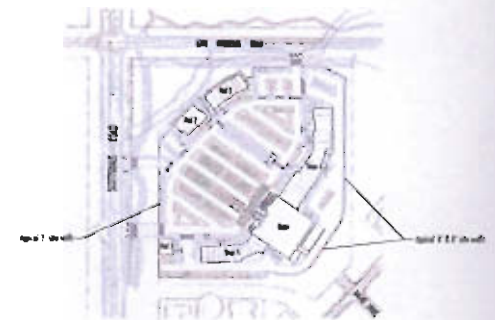
9' site wall plan

typical site wall

scale: 3/8" = 1'



C.S.E. site wall detail



key plan

conceptual wall details

example 200

24014

18 AUGUST 2005

REV. 31 MAY 2006

case # 623-PA-2005

**ELLERMANN,
SCHICK &
BRUNO**
ARCHITECTURAL PLANNING
2001 F STREET, SUITE 200, SCOTTSDALE, AZ 85256
TEL: 480.344.1111 FAX: 480.344.1112
WWW.ELLERMANN-SCHICK-BRUNO.COM

91-DR-2005
REV: 6/2/2006

Curtis, Tim

From: Carol Sotnick [carolsot@qwest.net]
Sent: Wednesday, March 22, 2006 1:50 PM
To: Curtis, Tim
Subject: Lone Mountain Commercial Development

Tim Curtis,

I am the President of the Bellasera Homeowners Association and last night the Bashas and Jim Pederson had a meeting in Karen Husted's house to review the changes to the commercial development.

By far the majority of most impacted residences were thrilled with the change from a Basha's to an AJ's and the reduction in the size of the overall food market. They had no real problems with the size of the tower on AJ's going from 28 feet to 32 feet or the additional parking spaces.

So as the Board president, I will shortly be sending a formal letter stating the Bellasera Board maintains its position of having no objection to the development plan on Lone Mountain.

If you have any questions, please call me on 480 575-7040.

Carol Sotnick

SEC Scottsdale & Lone Mountain Center
31313 N. Scottsdale Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS Shown</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> A. KNOX BOX<input type="checkbox"/> B. PADLOCK<input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4-6 (NSHT)</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.<input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ord Gp 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE LOOPED WATER MAIN SYSTEM..

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: SEC Scottsdale & Lone Mountain Case 91-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Ellerman, Schick, & Bruno with a staff receipt date of 6/2/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Ellerman, Schick, & Bruno with a staff receipt date of 6/2/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates with a staff receipt date of 6/2/06.
 - d. Open Space shall be provided on this site to be consistent with the Site Plan Worksheet submitted by Ellerman, Schick, & Bruno with a staff receipt date of 6/2/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls including screen walls and retaining walls shall match the architectural color, materials and finish of the building(s), unless otherwise approved by Staff.
10. *Signs require separate review and approval, and shall comply with the sign stipulations of Case 23-ZN-2004*

ATTACHMENT B

SITE DESIGN:**DRB Stipulations**

11. *The site plan shall be revised to call out the locations of all proposed electrical transformers. No transformers shall be located within designated NAOS easements, or within the limits of the Scenic Corridor on Scottsdale Road.*
12. *The applicant shall dedicate a Public Access Easement, with a minimum width of twenty-five (25) feet, on both street frontages. A minimum eight (8) foot improved trail is to be provided within the limits of this easement, as per zoning case #23-ZN-04. The easement and the trail shall "meander" through the Scenic Corridor and the landscape buffer on Lone Mountain Road.*
13. *The final design for the drainage treatment on Lone Mountain Road shall be submitted for separate Staff Approval prior to submittal of final construction documents. Applicant shall utilize the Scottsdale Sensitive Design Principles where retaining walls are used to assure the walls will blend in with the natural surroundings.*

OPEN SPACE:**Ordinance**

- A. *Parking space overhangs shall not be included in parking lot landscape calculations.*

N.A.O.S.:**DRB Stipulations**

14. *As part of the final plans submittal, the applicant shall provide an updated NAOS worksheet on minimum 24 X 36 paper to reflect the most current site plan. This shall be provided in addition to the standard Site Plan Worksheet for the overall open space on the site.*

LANDSCAPE DESIGN:**DRB Stipulations**

15. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
16. *Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.*
17. *All native plants salvaged from this parcel shall be relocated on-site. The final landscape plan shall call out the final locations of all salvaged trees/cacti and the applicable inventory numbers.*

Ordinance

- B. *A minimum of fifty (50%) percent of the proposed trees for this site shall be mature, as defined in Article III of the Zoning Ordinance.*
- C. *All species visible from off site shall be indigenous to the area, as required by the Environmentally Sensitive Lands Ordinance. Any landscaping that is not indigenous shall be limited to internal or enclosed areas only, and shall be selected solely from the Arizona Department of Water Resources (ADWR) Low Water Use / Drought Tolerant Plant list.*
- D. *No trees shall be located within public utility easements, nor shall they be located within seven (7) feet of an active water or sewer line.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

18. *Lighting shall comply with the outdoor lighting stipulations of Case 23-ZN-2004.*

19. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property lines except for sign lighting.
20. The individual luminaire lamp shall not exceed 150 watts.
21. The maximum height from finished grade to the bottom of any exterior luminaire shall not exceed 16 feet.
22. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
23. No lighting shall be permitted in dedicated NAOS or *Scenic Corridor easements*.
24. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. *Pole-mounted lighting in close proximity to the east and south property lines shall include house-side shields to reduce light trespass on adjacent residential properties. The shields shall extend from the bottom of the fixture a minimum of six (6) inches.*
- b. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles.
- c. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation. The photometric analysis shall be revised to show conformance with this stipulation, to the satisfaction of final plans staff.*
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- f. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- g. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

25. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

26. Any exterior vending or display shall be screened.
27. Flagpoles, if provided, shall be one-piece, conical tapered design *and shall conform to the ESLO with regards to color and finish.*
28. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- E. At the time of review, the applicable zoning cases were: 36-ZN-84 which established the current zoning on the parcel, and 23-ZN-04 which amended the site plan and stipulations of the previous zoning case to accommodate this project.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

29. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report for the New Retail Center, prepared by CMX, dated May 31, 2006.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. From the 23-ZN-04 zoning stipulation, the developer shall construct either an open channel and/or a pipe as necessary to convey the stormwater flow along the south side of Lone Mountain Road. Prior to the first submittal of the construction documents to the City of Scottsdale One Stop Shop, the developer shall obtain staff approval of the conveyance system, including any necessary walls, landscaping, and other treatments.
30. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- F. On-site stormwater storage is required for the full 100-year, 2-hour storm event. This site is approved for underground stormwater storage facilities. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

G. UNDERGROUND STORM WATER STORAGE. This site is approved to install an underground storage tank to temporarily store and discharge stormwater runoff for this site only.

ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.

RESPONSIBILITY OF MAINTENANCE. Before the approval of improvement plans by city staff, the developer shall provide the Project Quality/Compliance Division with written documentation that states the following:

The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.

The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.

LIMITS OF INUNDATION. The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)

REFERENCE PERTINENT CODE. The final drainage report shall:

Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.

Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)

SIGNAGE. The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, " Notice Underground Storm water Storage Tank" The size, color and exact locations to be determined by city staff.

TANK DRAINAGE. A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging to the center of the south property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered. The tank discharge rate shall not exceed one cubic foot per second.

TANK SPECIFICATIONS. The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing. The tank material shall be certified to provide a 100 yr design life. Corrosion protection shall be analyzed and a recommendation shall be provided.

O& M SCHEDULE. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit an Operations and Maintenance (O & M) Manual. The O & M shall:

Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.

Include provisions for emergency operations due to power failure, pump failure, clogged outlet structures.

Include a maintenance log including a maintenance schedule for pump, tank/vault, inlet/outlet structures.

Specify that a copy of the maintenance log and a certified Letter of Inspection shall be issued to the City Inspection Services annually.

- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- I. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road Major Arterial	10 feet additional for a 75-foot half-width (65 feet existing)	Half street construction for major arterial	See notes a., c.,d. and e. below
Lone Mountain Road Minor Arterial	55-foot half-width (existing)	Half street construction for minor arterial.	See notes b. and c. below

- a. Scottsdale Road - The developer shall provide an in-lieu payment for half street improvements, including two lanes, plus curb and gutter, and any required drainage structure (half width of ultimate crossing). In-lieu fees may be reduced for the cost of any interim improvements to the intersection of Scottsdale Road and Lone Mountain.
 - b. Lone Mountain Road - The developer shall provide an in-lieu payment for half street improvements, including two lanes, plus curb and gutter, and any required drainage structure (half width of ultimate crossing). In-lieu fees may be reduced for the cost of any interim improvements to the intersection of Scottsdale Road and Lone Mountain, and for a left turn lane on Lone Mountain at the site entrance.
 - c. Balao Drive - If no vehicular connection is provided to the existing asphalt stub at Balao Drive to the southeast of this site, the existing asphalt stub shall be removed and revegetated as open space.
 - d. The developer shall provide a minimum 25-foot public access easement along the site frontage of Scottsdale Road and Lone Mountain Road, and shall construct the trail per City standard.
 - e. The developer shall provide a bus stop easement (28 feet long and 11 feet wide) near the southwest corner of the site along Scottsdale Road, and a minimum 8-foot sidewalk connecting the transit stop to the commercial center (or an approved alternate pedestrian route, as determined by city staff).
31. **MEDIAN RECONSTRUCTION.** Extend median in Scottsdale Road further south. Should be 50 feet from edge of driveway on either side. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct and/or restripe the existing median on Scottsdale Road to provide left-turn access into and out of the site, to the satisfaction of city staff. The developer shall also construct a raised median at the northernmost driveway on Scottsdale Road and within Scottsdale Road, with necessary striping, to prohibit left-turn access into and out of the site, to the satisfaction of city staff.
32. **INTERSECTION IMPROVEMENTS.** The developer shall construct the following intersection improvements at Scottsdale Road and Lone Mountain Road. Construct one eastbound and one westbound left turn lane on Lone Mountain Road at Scottsdale Road. Construct one northbound right turn lane on Scottsdale Road at Lone Mountain Road. Construct one westbound right turn lane on Lone Mountain at Scottsdale Road. The cost of these improvements may be deducted from the in-lieu costs for ultimate Scottsdale Road and Lone Mountain Road construction. The Transportation General Manager has the right to modify these improvement requirements base upon an engineering feasibility analysis.
33. **IN LIEU PAYMENTS.** At the direction of city staff, before issuance of any building permit for the site, the developer shall make an in lieu payment to the city for street improvements as noted in Circulation Stipulation #1 above.. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff.

34. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):

Scottsdale Road - There shall be a maximum of two site driveways from Scottsdale Road. The southernmost driveway shall be located approximately 660 feet south of Lone Mountain Road, aligning with Rancho del Oro Drive. Full access shall be provided at this location. The northernmost driveway shall be located a minimum of 330 feet from the Scottsdale Road and Lone Mountain intersection. There shall be a minimum 180 feet between the northernmost driveway and the southernmost driveway. The northernmost driveway shall be limited to right-in, right-out only movements.

Lone Mountain Road - There shall be a maximum of one site driveway from Lone Mountain Road. The driveway shall be located approximately 660 feet east of Scottsdale Road.

35. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on Scottsdale Road and Lone Mountain Road, in conformance with the Design Standards and Policies Manual. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct a left turn lane at all site entrance on Lone Mountain Road, in conformance with the Design Standards and Policies Manual.

Ordinance

- J. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

36. The developer shall provide a minimum parking-aisle width of 24 feet.
37. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
38. Construct raised pedestrian crossings at both ends of main corridor – in front of Market and Pads 2 & 3.

Ordinance

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

39. Trail Easement:

- a. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide multi-use trail along Scottsdale Road and Lone Mountain Road, as shown on the submitted site plan. The trail shall be contained within a minimum 25-foot wide public access easement. The alignment of the trail shall be subject to approval by the city's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

40. Sight distance easements shall be dedicated over sight distance triangles at all driveway locations.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

41. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road and Lone Mountain Road except at the approved driveway location.

42. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

L. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

M. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

N. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE:

DRB Stipulations

43. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

44. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- O. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- P. Underground vault-type containers are not allowed.
- Q. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- R. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 45. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 46. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

- 47. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 48. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 49. On-site sanitary sewer shall be privately owned and maintained.
- 50. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- U. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
- V. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

- 51. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]